Karen Johnson Davidson County
Batch# 696367 **DEEDQC**
08/12/2021 02:00:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210812-0108998

Prepared By:
Mr. John Giardina
511 Figuers Dr
Franklin, Tennessee 37064

After Recording Return To:
Mr. Miguel Alejandro Mercado Torrez
3423 Mcgavock Pike
Nashville, Tennessee 37217

TAX BILL
Alex Torrez
3423 Mcgavock Pk
Nashville, TN 37217

TAX PARCEL ID #: 147 03 0A 006.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. John Giardina, *("Grantor")* **whose address is** 511 Figuers Dr, Franklin, Tennessee 37064, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Miguel Alejandro Mercado Torrez *("Grantee")*, **whose address is** 3423 Mcgavock Pike, Nashville, Tennessee 37217, all right, title, interest and claim to the following real estate property located at 441 Harding Pl Apt A6 in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37211, to-wit:

Property having Lot No., with the Section No., and having the following description: Described property in Davidson county, Tennessee being unit A-6, of Harding Place condominium created under title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master deed, of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said unit as set forth in exhibit A-1 of said Master Deed. Reference is herby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John Giardina from Metropolitan Federal Savings and Loan Association in Book 9601, page 957 , Register's Office for Davidson County, Tennessee..

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 08/09/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.~~ JRG

(Grantor's Signature)

Mr. John Giardina
(Grantor's Printed Name)

N/A
(Grantee's Signature)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Affiant

Subscribed and sworn before me this the
12 Day of August, 2021.
Patricia L. Arthur, Deputy Register

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on August 9th, 2021 by Mr. John Giardina, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Neyvi Carachure
(Printed Notary Name) Davidson, Tennessee

My Commission expires: March 08, 2022

NEYVI CARACHURE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY